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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

GUJARAT SPECIAL ECONOMIC ZONE DEVELOPMENT AUTHORITY NOTIFICATION

Udyog Bhavan, Gandhinagar, 30th August, 2022

GUJARAT SPECIAL ECONOMIC ZONE ACT, 2004

Notification No. : GUJ/SEZDA/GDCR/REG/2007 & Notification No. : GUJ/SEZDA/GDCR/REG/2019 - In exercise of the powers conferred by Section 26 of the Gujarat Special Economic Zone Act, 2004, the Gujarat Special Economic Zone Development Authority with the approval of the State Government, hereby decided to repeal “The Comprehensive General Development Control Regulations for Special Economic Zone-2019 (CGDCR)” published by Gujarat Special Economic Zone Development Authority vide notification dated 20/05/2019 and makes the amendment in the General Development Control Regulations for Special Economic Zone, 2007 (GDCR), namely :-

1. Short Title and Commencement:

- (1) The Regulations may be called “General Development Control Regulations for Special Economic Zone (Amendment) (GDCR-2022)”
- (2) This GDCR shall apply to all the developments in the Special Economic Zones in Gujarat State as modified or amended time to time.
- (3) These amendments shall come into force on the date of their publication in the Official Gazette.
- (4) Any action taken under the existing Regulations, if any, in force prior to such amendments shall be deemed to be valid and continue to be so valid unless and otherwise specified.

2. In 2. DEFINITIONS -

- (i) for (j) under (6) **BUILDING**, the following shall be substituted, namely :-

“(j) Low rise Building shall mean a building having height up to 15 mts. and having ground floor plus three floors. However, hollow plinth up to 2.8 mts. and parapet on terrace up to 1.5mts shall not be counted.”

- (ii) for (k) under (6) **BUILDING**, the following shall be substituted, namely :-

“(k) High-rise building shall mean building other than mentioned in (j) above provided the maximum permissible height shall not exceed 40 mts.”

3. In 3. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION -

- (i) for (2) **RENEWAL OF DEVELOPMENT PERMISSION**, the following shall be substituted, namely :-

“Development permission granted under this regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extend such period by a further period of one year at a time by charging Rs.1000/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.”

4. In 5. DEVELOPMENT OF LAND –

- (i) **1. REQUIREMENT OF ROAD WIDTH** shall be entirely substituted with following:-

1 REQUIREMENT OF ROAD WIDTH

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as under:-

WIDTH OF ROADS

Sr. No.	Road length	Width of road for residential use (mts)	Width of Road for commercial, industrial and other non-residential use (mts)
1.	Upto 75 mts.	9.0 mts.	9.0 mts.
2.	Above 75 mts. And upto 150 mts.	9.0 mts.	9.0 mts.
3.	Above 150 mts. And upto 300 mts.	9.0 mts.	12.0 mts.
4.	Above 300 mts. And upto 450 mts.	10.5 mts	15.0 mts.
5.	Above 450 mts.	12.0 mts.	18.0 mts.

Curves at the junction: The curves shall be provided at the junction of roads as prescribed below :

- (a) 6.0 Mts. Radius if the width of the roads is more than 9.0 Mts. But not more than 18 Mts.
 (b) 7.5 Mts. Radius if the width of the road exceeds 18 Mts.

Provided that at the junction of the roads, the width of the wider road shall be taken into consideration in determining the radius of curvature.

- (ii) in (6) **DEVELOPMENT REQUIREMENTS** under **3. GENERAL REQUIREMENTS**, table with the heading “**1. MARGINS, MAXIMUM BUILTUP AREA AND FSI OTHER THAN INDUSTRIAL USE**” shall be substituted with following :-

1A. BUILDING HEIGHT AND ROAD SIDE MARGIN FOR OTHER THAN INDUSTRIAL USE

Sr. No.	Road Width (m)	Maximum Permissible Building Height (m)	Road Side Margin (m)
1	2	3	4
1	Equal to or more than 9.0 and less than 15.0	15	3.0
2	Equal to or more than 15.0 and less than 18.0	30	6.0
3	Equal to or more than 18.0	40	7.5

1B. MARGINS OTHER THAN ROAD SIDE MARGIN AND FSI FOR OTHER THAN INDUSTRIAL USE

Sr. No.	Building Height (B.H.) (m)	Other sides margin (m)	Margin between two buildings (m)	Permissible FSI
1	2	3	4	5
1	Equal to or more than 9.0 and less than 15.0	3.0	4.5	1.8
2	Equal to or more than 15.0 and less than 18.0	4.0	6.0	
3	Equal to or more than 18.0	6.0	9.0	

NOTE : MINIMUM PLOT AREA FOR THE HIGH RISE BUILDING SHALL NOT BE LESS THAN 1500 SQ.MTS.

(iii) in **(6) DEVELOPMENT REQUIREMENTS** under **3. GENERAL REQUIREMENTS**, in **Para 3 (a)** the words and numbers “Building unit with area of 100 sq. Mts. May be allowed on roads upto to 9 mts. Width.” Shall be substituted with the words and numbers “Building unit with area of 100 Sq.Mts. may be allowed on roads of 9 mts. width.”

5. The other definitions/norms/clauses/procedures etc. as laid down in General Development Control Regulations for Special Economic Zone, 2007 shall remain unchanged for interpretation and implementation.
6. In case of any difficulty in implementation/interpretation of this regulations, SEZ Development Committee constituted under section 12 of Gujarat Special Economic Zone Act, 2004 will be the authority for interpretation subject to regulation as prescribed.
7. Any dispute arising from interpretation of the Development Control Regulations by the Development Committee shall be referred to the SEZ Development Authority.

By order and in the name of the Governor of Gujarat,

SD/- ILLEGIBLE,

Industries Commissioner & Member Secretary
Special Economic Zone Development Authority Gujarat.

